



KLEMURS

HALF-YEAR 2010 EARNINGS: KLEMURS CONFIRMS THE STRENGTH OF ITS PORTFOLIO

The Supervisory Board of Klémurs, in a meeting held on July 22, 2010, reviewed business and validated the financial statements for the 1st half of 2010, as submitted by Management on July 21, 2010. The consolidated financial statements for the six months ended June 30, 2010 were subject to a limited review by the statutory auditors.

	June 30, 2010	June 30, 2009	Change (%)	Change on a constant portfolio basis
Lease income (€M)	22.1	20.8	6.5%	-1.2%
Net lease income (€M)	21.0	19.6	7.4%	
Cash flow from operations (€M)	20.8	19.3	7.6%	
Net income (€M)	17.1	-9.8	-	
Net current cash flow per share (€)	1.30	1.31	-0.6%	
Net income per share (€)	2.1	-1.2	-	
				Change over 6 months (%)
RNAV, excluding transfer duties ¹	16.9	17.3	-2.4%	+4.8%
RNAV, including transfer duties ¹	21.3	21.6	-1.4%	+3.9%
RNAV, including transfer duties and before impact of financial instruments ²	25.7	24.2	+5.9%	+9.4%

¹ After taxation on unrealized capital gains and marking to market of financial instruments.

² After taxation on unrealized capital gains.

RENTS: +6.5% ON A CURRENT BASIS

In the first six months of 2010, Klémurs posted an **increase in rents of 6.5%**, primarily reflecting the impact of investments made in the 2nd half of 2009 (the Défi Mode – Vivarte agreement, Chalon Sud 2) and, to a lesser degree, the two asset disposals made in 2009 and 2010 (storefront properties in Paris and Rouen).

Despite a **negative index-linked rent adjustment of -2,6%**, the **decline in rents on a constant portfolio basis was limited to -1.2%** thanks to the positive contribution of rental reversions in 2009 and the collection of additional variable rents based on the revenues of retail tenants in the course of the 1st half of 2010.

No premises were vacant on June 30, 2010, and **late payment rate on that date was close to zero (0.2%)**.

Cash flow from operations increased by 7.6%, **attesting to the robust operating performances at high levels turned in by Klémurs**.

NET CURRENT CASH FLOW PER SHARE SHOWS LITTLE CHANGE

Net current cash flow for the period was 10.7 million euros, which is **1.30 euro per share**, compared with 1.31 euro per share on June 30, 2009. The figure reflects the impact of

interest paid on the equity-like financing set up in June 2009, which led to higher interest expense over the period. This had been half repaid on June 30, 2010.

Klémurs generated **net income of 17.1 million euros** for the first six months of 2010, driven by a combination of growth in rents, the net release of depreciation allowances and the proceeds of asset sales.

RNAV PER SHARE: +3.9% OVER 6 MONTHS; +9.4% EXCLUDING IMPACT OF FINANCIAL INSTRUMENTS

The **value of the holdings** of Klémurs on June 30, 2010 was **623.6 million euros, transfer duties included**, an increase of 2.7% on a constant portfolio basis, reflecting the lower yields on its assets used by the appraisers.

RNAV per share, transfer duties included, was **21.27 euros** on June 30, 2010. This 3.9% increase (+0.8€ per share), despite the impact of the market depreciation of financial instruments following the decline in interest rates (-1.4€ per share over the first six months). **Excluding the impact of financial instruments, RNAV per share, transfer duties included**, was **25.7 euros on June 30, 2010**.

OUTLOOK IN 2010

Despite the virtual absence of transactions in its core market, Klémurs remains attentive and open to all promising development opportunities that meet its investment criteria.

For the year 2010 as a whole, the change in rents on a constant portfolio basis should be globally equivalent to that observed over the 1st six months. Net current cash flow per share is expected to remain the same for the year as a whole.

Upcoming events and releases:

October 21, 2010 2010 3rd quarter revenues*

* Press release after the stock market closes

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